

## **Hamiltonban Township Planning & Zoning Commission**

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

July 26, 2016

At 7:00 PM Chairman Russell Ryan called the meeting to order. He announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

**Commission Members Present:** Chairman Russell Ryan, Eugene Starbuck, and David Peters were present. Steve Jacobs and John Iaea were excused. There was a quorum.

**Staff/Consultants Present:** Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant, was present. Eric Vranich of Wm. F. Hill & Associates, Township Engineering Consultant, was present since Fred Heerbrandt was unable to attend.

**Board of Supervisors Present:** No Supervisors were present.

**Public Present:** John Messeder representing the Gettysburg Times, Patricia Smith and Carroll Smith representing Fairfield Borough, Glenn Watson of Dennis E. Black Engineering representing Adams Electric Cooperative, and Betty Pue and Michael Pue representing themselves were present.

**Approval of the Agenda:** The Commission approved the Agenda by consent with the change that the Agricultural Security Area Addition would be discussed before plans to allow Patricia Smith and Carroll Smith to leave to attend another meeting.

**Approval of the Minutes:** Gene Starbuck motioned to approve the June 28, 2016 meeting minutes as presented. Dave Peters seconded. The motion was passed.

**Public Comment:** There was no public comment.

**Agricultural Security Area Addition - 36 Water Street:** Rob reviewed for the Commission the fact that the county Planning Commission staff recommended that the county Planning Commission recommend the Hamiltonban Township Supervisors deny the application. The County Planning Commission staff noted that the proposed addition is not consistent with applicable recommendations of the Southwest Adams Joint Comprehensive Plan and that neither zoning district applied to the proposed addition lists agriculture as a permitted use.

However, Rob also said the county Planning Commission did not accept its staff recommendation and instead recommended to the Hamiltonban Township Supervisors that the ASA addition application be approved. The township has received written notifications of both recommendations. No rationale has been provided for the county Planning Commission's recommendation contrary to that of its staff.

After some discussion, Dave Peters motioned that the township Planning Commission recommend to the Supervisors that they deny the 36 Water Street Agricultural Security Area Addition on the grounds that the property does not meet the requirement of the ASA law requiring it to be zoned to permit agricultural use and it does not meet a second requirement that the use of the land be consistent with the Adams County Southwest Comprehensive Plan. Chairman Ryan seconded the motion which passed unanimously.

**Plans:**

**a. Adams Electric Coop - Fairfield Substation Land Development Plan - Fairfield Station**

**Road:** Glenn Watson announced that Adams Electric was prepared to address all the comments in the July 7, 2016 letter from Wm. Hill and Associates as well as the comments from the county Office of Planning and Development before the next meeting. Glenn added that Betty and Michael Pue were adjoining property owners with whom Adams Electric is in the process of discussing easements needed for their expansion of the electrical transformer station. Glenn asked the Planning Commission for advice as to who will need to contact the township Zoning Officer for determination of questions raised in comments 1 and 2 of the above mentioned Wm. Hill and Associates comment letter. Eric advised Glenn that it is usually the applicant who contacts the zoning officer directly, or the applicant could email the township Secretary who could forward the email to the Zoning Officer.

Glenn asked if the Commission had any questions for him. Chairman Ryan replied that the Commission did not have any questions and would take no further action tonight on the plan pending receipt of a revised plan addressing the Wm. Hill and Associates and county Office of Planning and Development comments.

**b. Carroll Valley Farm Minor Subdivision:** No action was needed at this time. We are waiting on mylars.

**c. Iron Springs Plaza:** Since no action was needed at this time there was no discussion.

**New/Old Business:**

**a. Agricultural Security Area Addition - 36 Water Street:** The application was discussed and a recommendation made to the Supervisors earlier in the meeting as reported above.

**b. Zoning Revision Discussion:** Chairman Ryan reminded the Commission that a second joint workshop with the Board of Supervisors for the proposed new zoning ordinance is scheduled for Monday August 22 at 7 PM.

**Township Planner's Report:** None was given.

**Township Engineer's Report:** None was given.

**Township Meeting Dates:** All public meetings are held at the local prevailing time of 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA. Rescheduled changes of date or time will be advertised via the *Gettysburg Times*. Cancellations will be via a notice on the office door.

- A. Board of Supervisors Workshop - July 28, 2016.
- B. Board of Supervisors - August 2, 2016.
- C. Recreation and Parks - August 10, 2016.
- D. Joint Zoning Ordinance Workshop with PC & BOS - August 22, 2016.
- E. Planning Commission - August 23, 2016.

**Adjournment:** At 7:42 PM Chairman Ryan motioned to adjourn the meeting. Gene Starbuck seconded. The meeting was adjourned.

Respectfully submitted,

David Peters  
Township Planning & Zoning Commission Secretary